

UNIT 6
No. OF LOTS 15 lots
LOT SIZE 55' X 120'
ACREAGE 3.38 ac.
DENSITY 4.44 DU/Ac.
STREET R.O.W. 50'

UNIT 4
No. OF LOTS 32 lots
LOT SIZE 55' X 120'
ACREAGE 6.96 ac.
DENSITY 4.60 DU/Ac.
STREET R.O.W. 50'

UNIT 5
No. OF LOTS 31 lots
LOT SIZE 55' X 120'
ACREAGE 7.86 ac.
DENSITY 3.94 DU/Ac.
STREET R.O.W. 50'

UNIT 2
No. OF LOTS 63 lots
LOT SIZE 55' X 120'
ACREAGE 13.83 ac.
DENSITY 4.56 DU/Ac.
STREET R.O.W. 50'

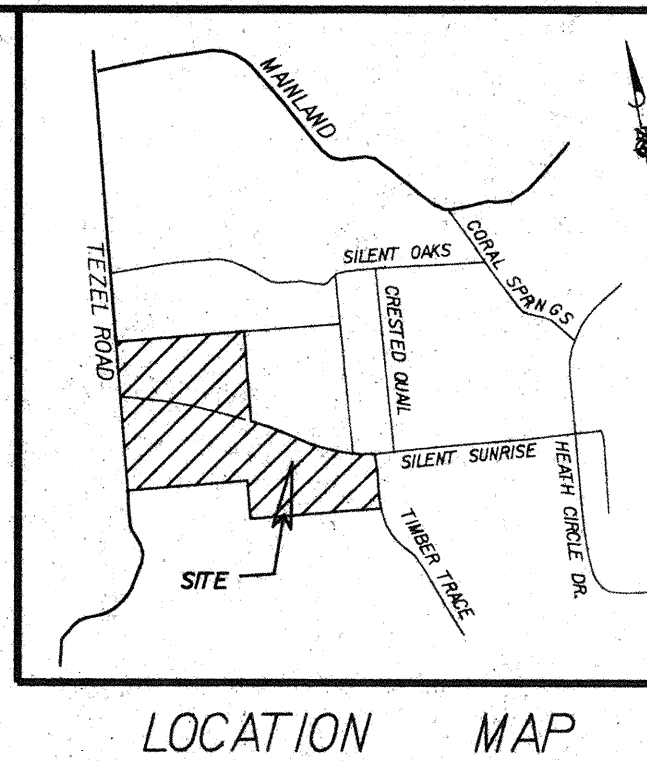
UNIT 1
No. OF LOTS 45 lots
LOT SIZE 55' X 120'
ACREAGE 12.50 ac.
DENSITY 3.67 DU/Ac.
STREET R.O.W. 50'

UNIT 3
No. OF LOTS 64 lots
LOT SIZE 55' X 120'
ACREAGE 14.98 ac.
DENSITY 4.29 DU/Ac.
STREET R.O.W. 50'

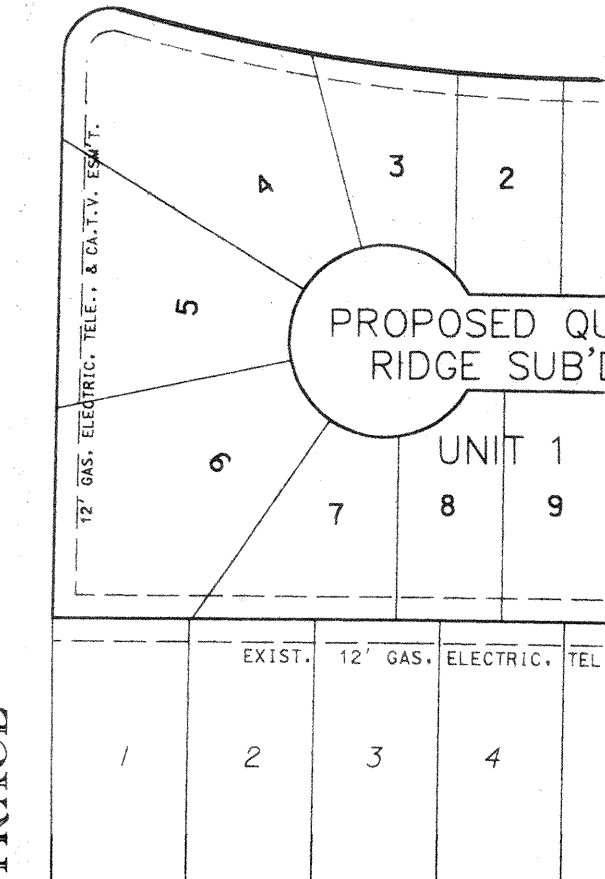
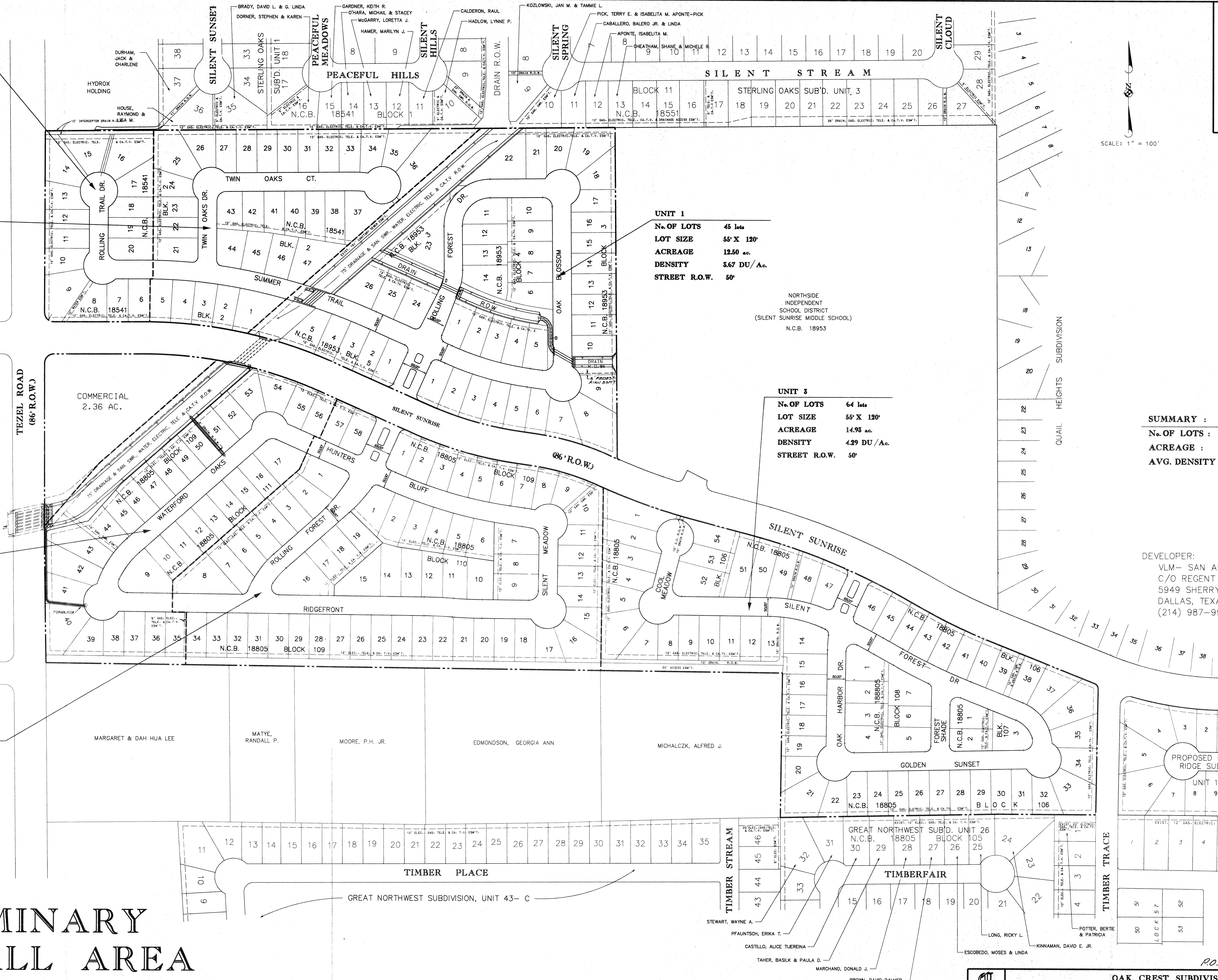
SUMMARY :
No. OF LOTS : 250 lots
ACREAGE : 59.46 ac.
AVG. DENSITY : 4.24 DU/Ac.

DEVELOPER:
VLM- SAN ANTONIO, LTD.
C/O REGENT ASSET MGMT. CO.
5949 SHERRY LANE, STE. 1225
DALLAS, TEXAS 75225
(214) 987-9908

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN



SCALE: 1" = 100'



RECEIVED
07 OCT 21 PM 3:57
PLANNING
DIVISION
PLAN HAS BEEN ACCEPTED BY
COSA
Oct 24, 1997
(date) 118-B
(number)
If no plats are filed, plan will
expire on April 25, 1998
1st plat filed on
ROAD.P. # 118-B

OAK CREST SUBDIVISION POADD		M.W. CUDE & ASSOCIATES, INC. CONSULTING ENGINEERS (210) 681-2351		DATE	DESCRIPTION
#118B		WAILING ADDRESS: P.O. BOX 70009 SAN ANTONIO, TEXAS 78270		LOCATION: 1525 BANDERA RD. SAN ANTONIO, TEXAS 78250	
DRAWN BY:	E.C.	DATE:	JULY 1997	SHEET 1 OF 1	
CHECKED BY:	SLV	JOB NO.:	148000-08		

POADP APPLICATION

PAGE 1 OF 2

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits; N/A
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☐ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ☒ the POADP ☐ does ☒ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Robert Richardson

Signature: 

If you have any questions please call Elizabeth Carol at 207-7900

CITY OF SAN ANTONIO

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: August 1, 1997 Name of POADP: Oak Crest Subdivision
 Owners: VLM - San Antonio, Ltd. Consulting Firm: M.W. Cude Engineers, L.L.C.
 Address: c/o Regent Asset Mgmt Co. Address: 10325 Bandera Road
5949 Sherry Lane, Ste. 1225
Dallas, TX 75230 San Antonio, TX 78250
 Phone: 214-987-9908 Phone: 210-681-2951
 Existing zoning: R-1/B-2/B-2NA Proposed zoning: R-1/B-2
 Texas State Plane Coordinates: X: 2,077,473 Y: 13,729,895

Site is over/within/includes: San Antonio City Limits? ☒ Yes ☐ No
 Edwards Aquifer Recharge Zone: ☐ Yes ☒ No
 Projected # of Phases: 6 units ☒ Yes ☐ No

Land area being platted:	Lots	Acres
Single Family (SF)	<u>250</u>	<u>59.46</u>
Multi-family (MF)	<u>0</u>	
Commercial and non-residential	<u>1</u>	<u>2.36</u>

Is there a previous POADP for this Site? Name Quail Ridge, Units 1-5 No. 118

Is there a corresponding PUD for this site? Name No No.

Plats associated with this POADP or site? Name Oak Crest Unit-1 No. 970452

Name Oak Crest Unit 2 No. 970459

Name Oak Crest Unit 3 No. 970444

Oak Crest Unit 4 970453

Oak Crest Unit 5 970457

Oak Crest Unit 6 970458

Contact Person and authorized representative:

Print Name: Robert Richardson

Signature: [Signature]

Date: August 1, 1997

Phone: 214-987-9908

Fax: 214-368-8375

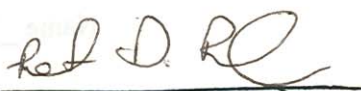
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Certifying Representative:

Print Name: Robert Richardson

Signature:



If you have any questions please call Elizabeth Carol at 207-7900



CITY OF SAN ANTONIO

October 24, 1997

Robert Richardson
M. W. Cude Engineers, L. L. C.
10325 Bandera Road
San Antonio, TX 78250

Re: Oakcrest

POADP # 118 - B

Dear Mr. Richardson:

The City Staff Development Review Committee has Oakcrest Subdivision Preliminary Overall Area Development Plan # 118 - B. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- This development will need to comply with tree preservation ordinance #85262. For additional information about these requirements you can contact Building Inspections at 207-7102.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

A handwritten signature in cursive script, appearing to read "Emil R. Moncivais".

Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., Acting City Engineer



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Rubio Date 8/12/97
FROM: Elizabeth
ITEM NAME: Oak Crest FILE #
RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

- ☐ Proposed plat-30 days ☐ Variance-15 days ☐ POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

RECEIVED
97 AUG 18 AM 8:43
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

Drainage Easements will be required and
address during the platting process.

Signature

Title

Date

**M.W. CUDE ENGINEERS, L.L.C.**

CIVIL ENGINEERS & SURVEYORS

MICHAEL W. CUDE, P.E., R.P.L.S.

PRESIDENT

October 23, 1997

City of San Antonio
Attn: Elizabeth Carrol
Department of Planning
114 W. Commerce
San Antonio, TX 78205

RE: POADP #118B

Dear Elizabeth,

This letter is in response to the POADP application concerning the revision of the original POADP 118.

POADP 118 was originally approved 12/18/84 as Quail Creek Units 1-5. Out of this POADP Units 1, 2, 2A, 4, 4A & 5 were platted.

Three (3) revisions were made to the original POADP:

1. Quail Creek Estates #335, dated 10/29/92.
2. Quail Ridge #349, dated 2/18/93.
3. Quail Heights #350, dated 2/18/93.

Within the area of Oak Crest POADP #118B (this revision), Northwest Villages Phase II (Silent Sunrise) and Silent Sunrise Middle School were platted. The original POADP #118 showed this area to be comprised of Multi-family, single family, and commercial areas. The developer is proposing six (6) single-family units with a small portion remaining commercial.

I am attaching what is believed to be the original POADP #118 and a highlighted area of #118 on the Master POADP Map. We have not been able to confirm that this is the original POADP, as at that time, record keeping with actual drawings were not always kept in the files at the City and engineers only received a letter, not stamped copies of POADP's.

If we can be of any further service or if you have any questions, please call.

Sincerely,

Sandi L. Vicars
Assistant Project Manager

SLV/nvp



**CAPITOL
CEMENT**

P.O. BOX 33240, SAN ANTONIO, TEXAS 78265-3240 210-655-3010

oak crest

Tezel + silent Sunrise

#118 inside city

252 lots on 59 acres

1 comm 2.36 acres

6 phases

ready for Approval

Permit rights based
old POADP

STAR

Continuous Improvement Process